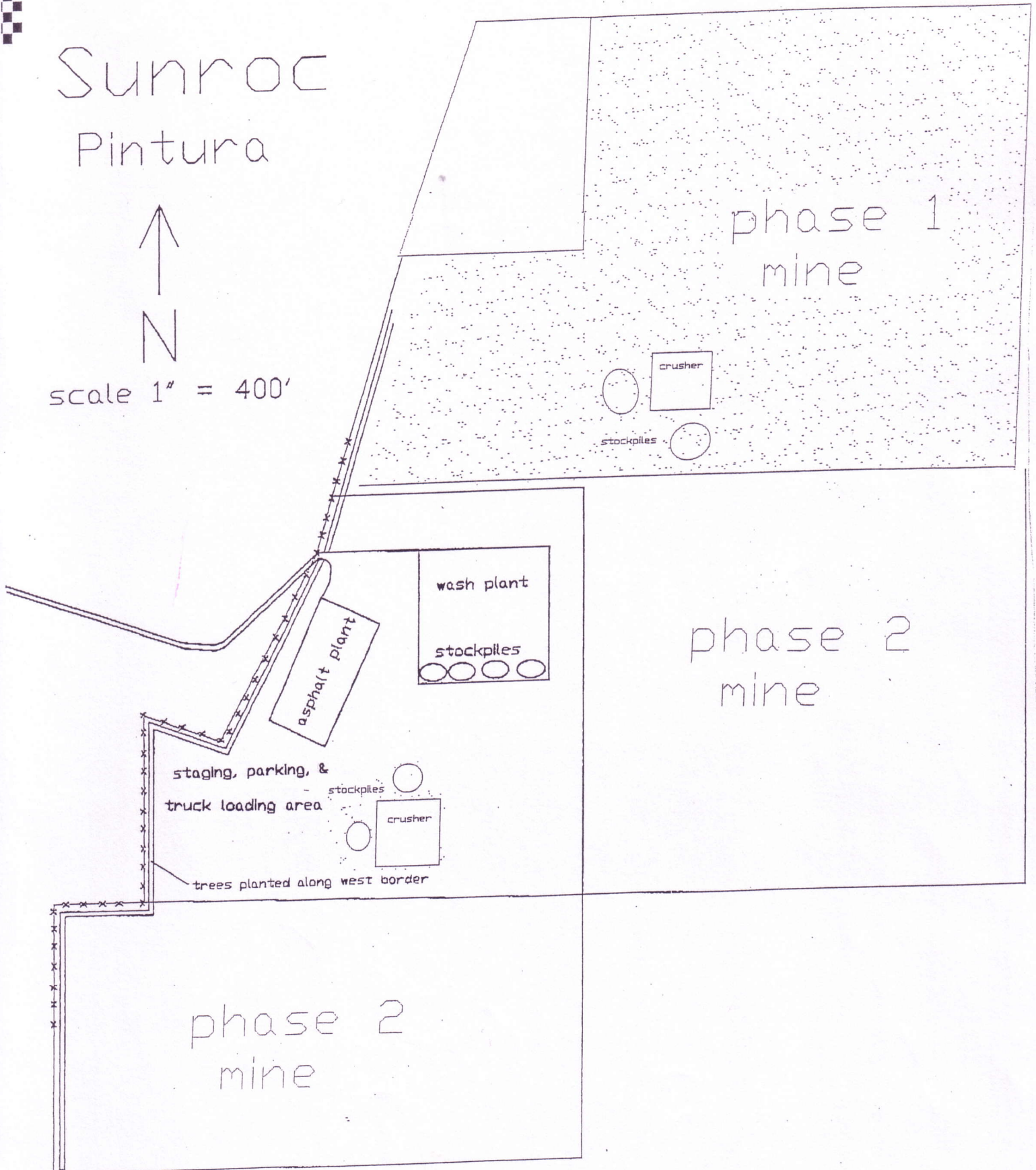


Mar. 21. 2007 8:11AM

Sunroc Pintura



scale 1" = 400'



phase 2
mine

phase 2
mine

phase 1
mine

wash plant

stockpiles

staging, parking, &
truck loading area

stockpiles

crusher

trees planted along west border

crusher

stockpiles

asphalt plant





Washington County Planning Commission Meeting
June 24, 2008

Item #1. SITE PLAN /CONDITIONAL USE PERMIT REVIEW. Review plans for a temporary asphalt plant (90 days) and one (1) review of a gravel crushing operation in the Pintura area of Washington County. Ray Christoffersen and Dana Truman/ SUNROC, applicant.

The planner reminded the commissioners about having approved the I-1 (Industrial) zone change near Pintura for Sunroc. They have received a contract with UDOT for improvements to Interstate 15 and need to set up a temporary facility for a couple of months. They would be operating during the nighttime hours, as per their contract with UDOT, on a temporary basis. This is the annual review for the crushing operation that County Commission approved within the OST-20 Zone. Access for haul trucks would be from the Browse Exit on I-15, with ingress and egress from an existing County Road and a private easement. The commission addressed the following issues as a part of the previous motion: ***“... hours of operation from 4:00 a.m. to 10:00 p.m., noting that the applicant will work in concert with the adjoining I-1 zone for sanitary and waste disposal, and other support for employees. Also noting that if the crusher is moved from Phase 1 on the site plan to Phase 2, an additional Conditional Use Permit will be required, and that the property will be properly signed for safety with relationship to access, and that a stop sign will be installed as entering from the property to the frontage road.”***

The planner explained that there were complaints regarding the lights, dust and noise. The planner visited the site in the evening and showed photos of the trucks, lighting and activity in the area. Although the lights are bright, the planner said that they are pointed toward the hillside and do not shine into the community. The noise level of the construction site is about the same level as the freeway, just more constant, with the beeping sounds of the trucks backing up. The dust was a concern, but it seemed to blow up over the hillside.

Russell Leslie and Dana Truman, Sunroc Corporation, were in attendance to give a progress report and answer any questions.

Mr. Truman has personally visited with neighboring residents and stated that Sunroc has made a real effort to be a good neighbor. Sunroc has created a berm that is thirteen hundred (1300) feet long and twenty (20) feet tall to create a buffer between the site and the surrounding residents.

Currently the hours of operation are between 5:00 a.m. and 9:00 p.m. for the actual crushing. These hours are allowed by an EPA permit. The asphalt plant starts operation at 7:00 p.m. and goes throughout the night. The temporary job is halfway finished, and the applicants anticipate another two and one half (2½) to three (3) weeks until completion.

There was a discussion regarding the back up alarms on the trucks. Mr. Truman explained that they are trying to find a balance. MSHA said that the alarms aren't loud enough, so the berm was put into place to help buffer the noise.

There was a discussion regarding dust control. Mr. Truman explained that during a high wind notice, there will sometimes be a shutdown of equipment, with extra watering to keep the dust

June 24, 2008 (continued)

down. Sometimes at night, as the piles are loaded, extra dust is created. When this happens, the drivers can spray the piles before they are loaded to avoid this situation. There is a water tank on sight, and the trucks are constantly pumping water during the nighttime hours. Sunroc keeps a log sheet of watering times and amounts.

Mr. Leslie explained that the EPA monitors the air quality very closely. Testing has to be done at a certain time during the day. When the dust is illuminated by light, it not only looks worse, it also gives inaccurate readings. The EPA waits until the angle of the sun is in a certain position before performing the tests on the dust. Otherwise, they get a false reading.

The planner clarified that the application for the asphalt plant is only temporary, and cannot be considered as a permanent approval.

Motion was made by Commissioner Hepworth to recommend approval for a Site Plan/Conditional Use Permit Review, acknowledging the sensitivity of the applicant, Sunroc, to the residents and requesting that they maintain contact with those residents to assure that dust and other accompaniments to their operation remain under control, and with the understanding and acceptance of the neighbors. Commissioner Christopher seconded the motion.

Chairman Stucki asked if this was an extension, and the planner answered affirmatively.

Four (4) commissioners voted Aye. The motion carried.

**Washington County Planning Commission Meeting
September 25, 2007**

Item #1. CONDITIONAL USE PERMIT EXTENSION. Review extension for a gravel crushing operation in the OST-20 zone, Section 1, T40S, R13W, near Pintura. Sunroc/Russell Leslie, applicant.

The planner reminded the commission of approving this Conditional Use Permit six months ago, and explained that this will be the 2nd ninety (90) day extension review. There was some activity at this site and many complaints by Jesse Smith were received by all the County Offices about all the trucks running on the main street through Pintura creating dust and safety issues. A Sunroc representative provided documentation of water trucks being used when several truckloads were removed for additional testing, during a two-day period. As previously reviewed, the applicant is in the process of a purchase/lease agreement on this property for a gravel operation and signatures have been obtained from the owner of the property, who is in approval of this permitting process. The County Commission approved the OST-20 Zone change. Access for haul trucks would be from the Browse Exit on I-15, with ingress and egress from an existing County Road and a private easement. The following issues were addressed as a part of the original approval: ***“... hours of operation from 4:00 a.m. to 10:00 p.m., noting that the applicant will work in concert with the adjoining I-1 zone for sanitary and waste disposal, and other support for employees. Also noting that if the crusher is moved from Phase 1 on the site plan to Phase 2, an additional Conditional Use Permit will be required, and that the property will be properly signed for safety with relationship to access, and that a stop sign will be installed as entering from the property to the frontage road.”***

Dana Truman, Sun Roc representative, concurred with the planner's explanation of the two-day period when they removed material for additional testing before purchasing the property. During the two-day period, four (4) trucks were used in addition to a water truck, one track hoe and one road grader. The four trucks each made two trips.

Mr. Truman was asked which road is used to access the property, and explained that the only access currently available is through the old Payton property. The property owner gave permission for them to use this road. Mr. Truman pointed out the location of the road on a displayed map. This use on this road was a one-time occurrence, as a new access will be built and used when they are ready to work the mines.

Mr. Truman said that any violations by drivers should be reported, as Sunroc wants to be neighbor-friendly. Mr. Truman explained that Sunroc is currently working with the State to get approval for the southern access road. Last week environmental assessment testing was begun, archeological studies are completed and this access road in the process of being approved. This access road will be completed before any mining activity will commence. This will allow all trucks to enter through the lower portion, and there will be no need for the trucks to go through the town.

Mr. Truman stated that there is no date yet to begin crushing at this site, but it won't begin until the beginning of 2008, at the earliest.

September 25, 2007 (continued)

Motion was made by Commissioner Everett to recommend approval for a conditional use permit extension to operate a gravel crushing operation for a period of six (6) months, with the understanding that a southern access road will be in place before there is any activity. Commissioner Ford seconded the motion. Four (4) commissioners voted Aye. The motion carried.

Washington County Planning Commission Meeting
June 26, 2007

Item #3. CONDITIONAL USE PERMIT EXTENSION. Review extension for a gravel crushing operation in the OST-20 zone, Section 1, T40S, R13W, near Pintura. Sunroc/Russell Leslie, applicant.

The planner explained that the applicant has still not began construction and asked for an extension.

Motion was made by Commissioner Everett to recommend approval of the Conditional Use Permit, for a period of ninety (90) days. Commissioner Ford seconded the motion. Five (5) commissioners voted Aye. The motion carried.

**Washington County Planning Commission Meeting
March 27, 2007**

ITEM #4. CONDITIONAL USE PERMIT. Request permission for a gravel crushing operation in the OST-20, Section 1, T40S, R13W, SLB&M, zone near Pintura. Sunroc/Russell Leslie, applicant. (Tabled March 13, 2007)

The planner explained that the applicant is in the process of a purchase/lease agreement on this property for a gravel operation and signatures have been obtained from the owner of the property, who is in approval of this permitting process. The County Commission approved the OST-20 Zone change. Access for haul trucks would be from the Browse Exit on I-15, with ingress and egress from an existing County Road and a private easement. The planner showed the site plans on phasing showing the location of crusher, stock piles and scales area. The planner advised the commission to address operating hours, number of haul trucks, and provisions for reclamation of mining and mineral development. The applicant is in contact with MSHA and EPA on portable crushing and screening equipment that will be reviewed and monitored when it is in place. This is located within the OST-20 zone, with mining and mineral development being conditionally approved.

Russell Leslie, Sunroc, explained that the crushers are portable, and are moved on site to closer to the mining areas. There will only be one (1) crusher on the property.

There was a discussion regarding hours of operation. Typical hours are from 4:00 - 5:00 a.m. to 10:00 p.m..

Kay Christopherson, Sunroc, said that they would like to have shifts and work around the clock, if possible. It was determined that the 4:00 a.m. - 10:00 p.m. hours of operation will be allowed for ninety (90) days with a review at that time. If there are no complaints, there will be approval for longer periods of time.

The volume will be similar to that of the asphalt facility with approximately two hundred (200) truck loads per day.

The property is privately owned, and there are plans to slope and re-vegetate as the property is reclaimed from the mining activity. The perimeter will be fenced.

The applicants are in the process of obtaining approvals from the Department of Oil and Mining. The plant will not be allowed to operate until the approval. Chairman Stucki asked that a copy of the approvals from the Dept. of Oil and Mining and from Air Quality be submitted to County Planning to keep on file.

There will be a daytime office, appropriate safety signs on the property, a stop sign for the trucks entering the frontage road, and a port-a-pottie on site.

Chairman Stucki stated that a Conditional Use Permit will be required if the applicants decide in the future to place a crusher in the Industrial area.

March 27, 2007 (continued)

Motion was made by Commissioner Hepworth to recommend approval of the Conditional Use Permit, for a period of ninety (90) days with hours of operation from 4:00 a.m. to 10:00 p.m., noting that the applicant will work in concert with the adjoining I-1 zone for sanitary and waste disposal, and other support for employees. Also noting that if the crusher is moved from Phase 1 on the site plan to Phase 2, an additional Conditional Use Permit will be required, and that the property will be properly signed for safety with relationship to access, and that a stop sign will be installed as entering from the property to the frontage road . Commissioner Everett seconded the motion. Six (6) commissioners voted Aye. The motion carried.

Washington County Planning Commission Meeting
March 13, 2007

Item #7. CONDITIONAL USE PERMIT. Request permission to construct and operate an asphalt plant, within the I-1, Section 1, T40S, R13W, SLB&M, zone near Pintura. Sunroc/Russell Leslie, applicant.

The applicant was not in attendance.

Motion was made by Commissioner Christopher to table the Conditional Use Permit. Commissioner Gubler seconded the motion. Four (4) commissioners voted Aye. The motion carried.